

# Subsidized Housing Cheat Sheet

This sheet is designed to give an individual or case manager a basic road map to help search for subsidized housing opportunities.

These types of subsidized housing are generally administered by Public Housing Authorities (PHA's) but also may be administrated by nonprofits such as the Human Resource Development Council's (HRDC's) or private companies. Below are some of the most common types of subsidized housing along with a basic definition of each.

**Section 8 Housing Choice Vouchers** : A federally supported, tenant-based housing program administered by local housing authorities that provides assistance in the form of vouchers that enable income eligible families to find and lease approved privately owned housing where the landlord has agreed to enter into a contract with the housing authority and/or finance agency. Tenant-based assistance provides rental subsidies that move with a household into any qualifying housing within a certain area. The housing can be (and often is) private housing that may not have been built with the intention of accepting solely low-income tenants, but if the quality and cost of the unit fall within a specified range, it may qualify. Eligible households pay approximately 30% to 40% of their adjusted gross income for rent and the housing authority subsidizes the balance.

**Public Housing** : Housing developments or scattered single family dwellings that are owned and managed by local housing authorities and rented to income and program eligible individuals and families, including older adults and people with disabilities. The units are governed by federal regulations which determine the application process, eligibility requirements, and tenant payment and lease obligations. Eligible households pay approximately 30% of their adjusted gross income for rent.

**Project Based Section 8 Housing**: A government funded program that provides rental housing to low income households in privately owned and managed rental units. The subsidy stays with the building; when you move out, you no longer have the rental assistance. Most units' rental cost will be 30% of your household adjusted gross income. There may be a variety of housing types available through this program including single-family homes, townhomes, or apartments.

**Low Income Housing Tax Credit Units (LIHTC)**: The program was enacted by Congress in 1986 to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the debt that the developer would otherwise have to borrow. Because the debt is lower, a tax credit property can, in turn offer lower, more affordable rents.

**Veterans Affairs Supportive Housing (VASH)**: This program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs. The Montana Department of Commerce's Rental Assistance Bureau provides this rental assistance for eligible veterans across the state, except Billings.

**(To come soon) 811 Project Based Rental Assistance Program (811 PRA)**: The 811 PRA program will provide a project-based rent assistance subsidy for eligible multifamily properties that will cover the difference between the tenant payment and the approved rent. The program operates through collaboration between Montana Department of Commerce (MDOC) and Department of Public Health & Human Services (DPHHS) that will increase rental housing units

for persons with disabilities by integrating Section 811 PRA assisted units within existing, new or rehabilitated multifamily properties with a mix of incomes and disability status. Tenant eligibility: At the time of admission, at least one person in a household considered for a unit receiving 811 PRA rental subsidies must be non-elderly (18-61 years of age), disabled, and receiving or be eligible to receive Medicaid and services and supports provided through DPPHHS. Individuals must have extremely low incomes at or below 30% AMI, and be in the DPHHS caseload.

#### Where to apply

1. Local Public Housing Authorities (PHAs) ➡ <http://www.hud.gov/offices/pih/pha/contacts/states/mt.cfm>
2. Human Resource Development Councils (HRDC's) ➡ <http://www.montanafreefile.org/RTF1.cfm?pagename=HRDC>
3. Project Based Section 8 Properties ➡ <http://housing.mt.gov/HD/PBS8CoPgs/default.mcpX>
4. State of Montana Housing Choice Voucher Program ➡ <http://housing.mt.gov/About/Section8/apply.mcpX>
5. Other privately owned subsidized housing ➡ <http://www.hud.gov/apps/section8/step2.cfm?state=MT%2CMontana>
6. Additional Housing Resources: ➡ <http://www.mthousingsearch.com/index.html>

Tips: An individual who is seeking to obtain subsidized housing or low income housing should look at applying for multiple programs so that they can have a better opportunity to obtain housing sooner. It may take an individual over a year or perhaps more to obtain a Housing Choice Voucher where as it may take them only six months to be selected from a Project Based waitlist. First, I would recommend that an individual contact their local Public Housing Authorities (PHA's) and Human Resource Development Councils (HRDC's). They are great resources for individuals to contact to apply for their programs and for guidance about local housing opportunities (See link 1 and 2). Also be sure to ask these localized entities if they have any available Tax Credit units if it appears they will be waiting on the other subsidized waiting lists for a while. If you click the 3<sup>rd</sup> link you can locate Project Based properties within each county. Additionally an individual should apply for a State Housing Choice Voucher because this subsidy allows individuals greater flexibility in where they can live. They can apply for this subsidy along with Veterans Affairs Supportive Housing (VASH) voucher through the 4<sup>th</sup> link. The last two links maintain other subsidized housing.